

7 Cae Lewis

Tongwynlais, Cardiff CF15 7LQ

- Tenant in situ
- Semi detached
- Three bedrooms
- Walking distance to amenities
- Sought after village location
- Walking distance to Taff Trail
- Enclosed rear garden
- EPC - To follow

Guide price £235,000

www.hern-crabtree.co.uk



Investors/ Landlords only. This property has a tenant until 2022.

This three bedroom semi-detached home is located in the sought after village of Tongwynlais, perfect for those looking to be close to amenities including Tongwynlais Primary school, within walking distance of Castell Coch, the Taff Trail and also excellent transport links.

Accommodation briefly comprises of; Entrance porch, hallway, lounge, kitchen and bathroom to the ground floor. To the first floor there is a landing and three bedrooms. The property further benefits from an enclosed rear garden and purpose built workshop.

Viewings are recommended, please contact Hern & Crabtree, Whitchurch to enquire.

Entrance Porch 6'11 max x 3'10 max (2.11m max x 1.17m max)
Entered via double glazed PVC door into porch with double glazed windows to the front and side, tiled floor.

Hallway

Double glazed window to the side, stairs to the first floor. Entered via wooden door, door leading to lounge.

Lounge

Double glazed window to the front, radiator, wood parquet flooring, door to kitchen. Storage cupboard with a natural light double glazed window to the side and a 'Worcester' gas combination boiler. Chimney breast with a cast Iron stove (disconnected).

Kitchen 9'8 max x 12'1 max (2.95m max x 3.68m max)

Wood single glazed windows to the rear with a single glazed wooden door to the garden. Kitchen is fitted with a range of wall and base units, space for a gas cooker and plumbing for a washing machine. Sink and drainer, tiled flooring. Door to bathroom.

Bathroom

Double glazed obscure window to the side, single glazed obscure window to the rear. Bath with mixer tap, wash hand basin, radiator, tiled flooring, WC. Airing cupboard, radiator, tiled flooring and part tiled walls.

First Floor

Stairs rise up from the entrance hall, wooden handrail.



Landing

Double glazed window to the side, radiator, loft access hatch.

Bedroom One 9'11 max x 13'3 max (3.02m max x 4.04m max)

Double glazed window to the front, radiator, wood laminate flooring. Fitted sliding mirrored wardrobes, fitted over bed storage and a cast Iron feature fireplace.

Bedroom Two 10'2 max x 9'3 max (3.10m max x 2.82m max)

Double glazed windows to the rear, radiator and wood laminate flooring.

Bedroom Three 5'10 x 7'2 (1.78m x 2.18m)

Window to the rear, wood laminate flooring.

Outside

Front

Gate to the rear, lawn area, steps leading down to the road.

Rear

Enclosed rear garden, paved area, gate to the front of the property, outside light.

Workshop 13' max x 9'2 max (3.96m x 2.79m max)

Concrete built work shop with power and light, natural light window.

